

INDOOR AIR QUALITY REASSESSMENT

**Annex Building
272 Main Street
Townsend, Massachusetts**



Prepared by:
Massachusetts Department of Public Health
Bureau of Environmental Health
Indoor Air Quality Program
February 2017

BACKGROUND

Building:	The Annex
Address:	272 Main Street, Townsend, MA
Assessment Requested by:	Emy Hoff, Recreation Director, Town of Townsend, MA
Reason for Request:	Assessment of remediation efforts in response to recommendations from an Indoor Air Quality (IAQ) Program report dated June 2015.
Date of Assessment:	January 6, 2017
Massachusetts Department of Public Health/Bureau of Environmental Health (MDPH/BEH) Staff Conducting Assessment:	Michael Feeney, Director, IAQ Program
Date of Building Construction:	1900s
Building Description	The building is a one-story brick structure with attic constructed as a bank in the early 1900s. The interior walls mostly consist of plaster. The building was vacant at the time of the assessment
Windows	Openable

Methods

Please refer to the IAQ Manual and appendices for methods, sampling procedures, and interpretation of results (MDPH, 2015).

Note that this building was previously visited by the BEH/IAQ Program in May of 2015, and a report on that visit was released in June of 2015. This report can be viewed here:

<http://www.mass.gov/eohhs/gov/departments/dph/programs/environmental-health/exposure-topics/iaq/iaq-rpts/cities-and-towns-t-u.html>.

Response to Conclusions/Recommendations

The following activities were completed in response to the recommendations made in the June 2015 assessment:

1. Ensure all water-damaged porous materials (e.g., carpet) are removed from the building and all mold-colonized nonporous surfaces are cleaned in accordance with EPA Guidance for Mold Remediation in Schools and Commercial Buildings (US EPA, 2001).
Action: Water-damaged materials were removed from the building.
2. Repair water-damaged plaster.
Action: Water-damaged plaster was repaired.
3. Replace damaged exterior wall surfaces.
Action: Damaged exterior surfaces were repointed.
4. If damaged ceiling or floor tiles contain asbestos, remediate in conformance with state and federal asbestos remediation and hazardous waste disposal laws.
Action: Ceiling and floor tiles were remediated.
5. Design and provide gutter/downspout system that deposits rainwater as far as practicable from the foundation.
Action: Plans are in progress to identify the best method for reducing water exposure to the building's exterior.

Based on these actions observed by BEH/IAQ staff at the time of this assessment, repairs made at the Annex meet the recommendations made in the IAQ report issued June 2015. The mold-colonized/water-damaged materials were removed and the integrity of the building envelope was re-established. For additional information and guidance, refer to IAQ documents on the MDPH's website, available at: <http://mass.gov/dph/iaq>.

References

MDPH. 2015. Massachusetts Department of Public Health. Indoor Air Quality Manual: Chapters I-III. Available at: <http://www.mass.gov/eohhs/gov/departments/dph/programs/environmental-health/exposure-topics/iaq/iaq-manual/>.